



Chesterfield County
Planning Department
Chesterfield, VA 23832

*Planning to sustain,
build and enhance
Chesterfield County*

tel: (804) 748-1050
fax: (804) 717-6295
website:
www.chesterfield.gov/plan

FOR OFFICE USE ONLY

Rec'd by _____ Case No. _____
Date Rec'd _____ Fee Amount _____
Time Rec'd _____ Receipt No. _____
Reviewed by _____ Anticip. Hearing Date _____

SITE PLAN REVIEW APPLICATION

(commercial, industrial, multi-family, office and/or institutional)

APPLICANT TO COMPLETE THE FOLLOWING INFORMATION IN FULL

Project Name: _____

Location: _____

Approx. # feet to nearest intersection: _____

Enterprise Zone? Yes _____ No _____

Reviewed and approved by (check one):

Director of Planning (A) (Admin. Review)
Planning Commission (C) (Public Hearing)
Attached Letter of Designated Authorized
Representative (required)

Project Type (check one):

Agricultural (AG) _____ Commercial (C) _____
Industrial (I) _____ Multi-Family (MF) _____
Public/Semi-Public (PS) _____

**Submittal Type with # of plans required to be
submitted for review (check one):**

Erosion Control (4)
Development Standards Waiver (8)
Landscape Plan (2)
Minor Site Plan (8)
Schematic (8)
Site Plan (13)
Appeal (no plans)
Site Plan Adjustment (12) Case# _____

Statistical Summary:

A. Hotel/motel (Y/N) # of rooms _____
B. Multi-family/condo/mobile home (Y/N) _____
C. # of dwelling units _____
D. Maximum building height in feet _____
E. Number of floors _____
F. Number of buildings _____
G. Total gross bldg. Sq. ft. _____
H. Public water (Yes / No) _____
I. Public sewer (Yes / No) _____
J. Total site acreage _____
K. Total disturbed acreage (base fee on this
amount) _____

**List all related zoning cases & attach copies
of all approved minutes:**

Comments: _____

APPLICANT INFORMATION

If applicant or others associated with project are not already registered with the planning department, please complete applicant registration form. Previously registered information must be verified for accuracy.

Applicant One _____
(Owner and/or Developer)
Applicant Two _____
(Co-Applicant)
Agent One _____
(Site Design Consultant)
Agent Two _____
(Attorney or other)

Regist. No. _____
Regist. No. _____
Regist. No. _____
Regist. No. _____

SUBJECT PARCEL INFORMATION

This data can be obtained from the Planning Department.

Tel (804) 748-1050

Fax (804) 717-6295

E-mail: planning@chesterfield.gov

Attach a GIS map showing location(s) of subject parcel(s).

Contact Environmental Engineering at (804) 748-1035.

Submitted with (check one)

Site Plan

Minor Site Plan

FOR OFFICE USE ONLY

GPIN		Partial Parcel?	Site Acreage	Zoning	Existing Land Use	Zoning Sheet	Magisterial District	Plan Area
Address		YES NO						
GPIN		Partial Parcel?	Site Acreage	Zoning	Existing Land Use	Zoning Sheet	Magisterial District	Plan Area
Address		YES NO						
GPIN		Partial Parcel?	Site Acreage	Zoning	Existing Land Use	Zoning Sheet	Magisterial District	Plan Area
Address		YES NO						
GPIN		Partial Parcel?	Site Acreage	Zoning	Existing Land Use	Zoning Sheet	Magisterial District	Plan Area
Address		YES NO						
GPIN		Partial Parcel?	Site Acreage	Zoning	Existing Land Use	Zoning Sheet	Magisterial District	Plan Area
Address		YES NO						
GPIN		Partial Parcel?	Site Acreage	Zoning	Existing Land Use	Zoning Sheet	Magisterial District	Plan Area
Address		YES NO						
GPIN		Partial Parcel?	Site Acreage	Zoning	Existing Land Use	Zoning Sheet	Magisterial District	Plan Area
Address		YES NO						
GPIN		Partial Parcel?	Site Acreage	Zoning	Existing Land Use	Zoning Sheet	Magisterial District	Plan Area
Address		YES NO						
GPIN		Partial Parcel?	Site Acreage	Zoning	Existing Land Use	Zoning Sheet	Magisterial District	Plan Area
Address		YES NO						



Submitted with (check one):
Site Plan Application
Minor Site Plan Application
Subdivision Plan Application

CHESTERFIELD COUNTY

REGISTRATION FORM for APPLICANT or AGENT

Client # _____

OFFICE USE ONLY

Registration Code (check one):

Developer

or

Agent (Select type):

Engineer

Surveyor

Lawyer

Landscape Architect

Other

Individual or Business Name _____

Contact Person (if business name listed above) _____

Fax Number (_____) _____ E-Mail _____

Address _____

City _____ State _____ Zip Code _____

Area Code (_____) Phone Number (H) _____ (W) _____

Mailing Address (if different from address listed above) _____

City _____ State _____ Zip Code _____

**Please complete the above form, print and submit it to the
Chesterfield County Planning Department. Thank you.**

INVESTIGATION WORKSHEET FOR GRAVES, MEMORIALS AND PLACES OF BURIAL

SUBMITTED WITH THE FOLLOWING (CHECK ONE)

Site Plan Application

Minor Site Plan Application

Tentative Subdivision Application

Final Check Subdivision Application

Parcel Plat

I have investigated property located at _____

And described as _____ and _____ which is
(Geographic Parcel Identification Number) (Tax Map Number)

undergoing either site plan or subdivision review by Chesterfield County and find that:

Select One: Graves, objects or structures marking places of burial **exist** on the property.

Graves, object or structures marking places of burial **do not exist** on the property.

This information was verified by (check one or more)

Deed Description

Visual Verification

Soil Borings

Other (specify) _____

Any such feature has been identified on the proposed Site Plan or Subdivision Plat and generally is comprised by the following: _____

Signature: _____ Date: _____

Printed Name: _____ Phone Number: _____

The following space is for use by the Historical Society

Verified by: _____ Phone Number: _____

Date: _____ Fax Number: _____

Comments: _____

If you have any questions regarding this form or the level of site investigation required, please telephone the Planning Department at (804) 748-1050 or (804) 717-6295 (fax).

Submitted with (check one):

Site Plan

Minor Site Plan

Subdivision Plan

SITE UTILIZATION SURVEY FORM

**CHESTERFIELD COUNTY
INDUSTRIAL WASTE PRETREATMENT PROGRAM
DEPARTMENT OF UTILITIES
P.O. BOX 608
CHESTERFIELD COUNTY, VIRGINIA 23832-9998**



BUSINESS NAME: _____ **ACCOUNT NUMBER:** _____

SERVICE ADDRESS: _____ **SIC CODE #** _____
(Standard Industrial Classification)

MAILING ADDRESS: _____ **SIC CODE TITLE/DESCRIPTION/GROUP:** _____
(City/County) _____ (State) _____

PHONE NUMBER: () _____

CERTIFICATION STATEMENT

I CERTIFY THAT THE INFORMATION PROVIDED IS TRUE AND REPRESENTS, TO THE BEST OF MY KNOWLEDGE, THE INFORMATION REQUESTED. I ALSO ACKNOWLEDGE THAT I AM THE MOST QUALIFIED PERSON ON SITE TO ASSESS THE OPERATIONS OF THIS BUSINESS.

SIGNATURE

TITLE

COMPANY NAME

DATE

PRINT or TYPE NAME

QUESTIONS	YES Y	NO Y
Does the facility utilize Chesterfield County's Sanitary Sewer System? If YES, please answer the following: Average Estimated Daily Wastewater Discharged _____ Gallons/CCF per day (You may write in the CCF total from your most recent water bill in lieu of gallons per day) Total Number of Employees _____	—	—
Are hauled waste services utilized at any time of the year? If yes, please check all that apply: Septic Tank _____ Grease Trap _____ Grit Trap _____ Oil/Water Separator _____ Other: (describe) _____	—	—
Is this facility located in a strip mall or other multi-unit building?	—	—
Does your business discharge, or have the potential to discharge, a waste product to the sewer system <i>OTHER THAN</i> normal sanitary wastewater?	—	—

5. Provide a brief description of the business(es) at this address. Also, list any operations or processes which may be associated with this address.

6. Please list all chemicals and raw materials that are used/stored at the site:(Attach a list if necessary)

Name of Chemical/Raw Material	Quantity Stored Onsite	Common Use for Chemical at Site

7. Please check all that apply to the site.

<input type="checkbox"/> Aluminum Forming	<input type="checkbox"/> Glass Manufacturing	<input type="checkbox"/> Petroleum Refining
<input type="checkbox"/> Asbestos Manufacturing	<input type="checkbox"/> Industrial Launderer	<input type="checkbox"/> Pesticide Manufacturing
<input type="checkbox"/> Battery Manufacturing	<input type="checkbox"/> Ink Formulating	<input type="checkbox"/> Pesticide Formulating & Packaging
<input type="checkbox"/> Builder=s Paper and Board Mills	<input type="checkbox"/> Inorganic Chemicals	<input type="checkbox"/> Pesticide Applying, Storage, Distribution, & Selling
<input type="checkbox"/> Carbon Black Manufacturing	<input type="checkbox"/> Iron & Steel	<input type="checkbox"/> Pharmaceuticals
<input type="checkbox"/> Centralized Waste Treatment	<input type="checkbox"/> Leather Tanning & Finishing	<input type="checkbox"/> Photographic Processes
<input type="checkbox"/> Coal Mining	<input type="checkbox"/> Machinery Manufacturing & Rebuilding	<input type="checkbox"/> Porcelain Enameling
<input type="checkbox"/> Coastal Oil & Gas	<input type="checkbox"/> Metal Finishing	<input type="checkbox"/> Pulp, Paper & Paperboard
<input type="checkbox"/> Coil Coating	<input type="checkbox"/> Metal Molding & Casting	<input type="checkbox"/> Rubber Manufacturing
<input type="checkbox"/> Can Making	<input type="checkbox"/> Nonferrous Metals Forming	<input type="checkbox"/> Soap & Detergent Manufacturing
<input type="checkbox"/> Copper Forming	<input type="checkbox"/> Nonferrous Metals Manufacturing	<input type="checkbox"/> Steam Electric
<input type="checkbox"/> Electrical & Electronic Components	<input type="checkbox"/> Onshore/Stripper Oil and Gas	<input type="checkbox"/> Timber Products
<input type="checkbox"/> Electroplating	<input type="checkbox"/> Organic Chemicals, Plastics & Synthetic Fibers	<input type="checkbox"/> Textiles
<input type="checkbox"/> Ferroalloy Manufacturing	<input type="checkbox"/> Paint Formulating	<input type="checkbox"/> Vehicle Washing
<input type="checkbox"/> Fertilizer Manufacturing	<input type="checkbox"/> Paving and Roofing	
NATURE OF BUSINESS		
<input type="checkbox"/> Manufacturing/Processing	<input type="checkbox"/> Warehouse/Wholesale Distribution	<input type="checkbox"/> Packaging/Repackaging
<input type="checkbox"/> Service Related	<input type="checkbox"/> Offices Only	<input type="checkbox"/> Retail

Submitted with (check one):

Site Plan

Minor Site Plan

SIZING WATER SERVICE LINES AND METERS
DEPARTMENT OF UTILITIES CHESTERFIELD COUNTY, VA

Business Name:		Address of Building:	
Development Name:		Project Number	Type of Use _____ Map I.D. No. _____
I certify that the information on this form is true and correct.			
Applicant Name (Print) _____		Phone # _____	
(Signature) _____		(Local Phone # Desired) _____	

PART A	Fixture Value	No. of	Fixture
	35 psi	Fixtures	Value
Bathtub	8	x	_____
Bedpan Washers	10	x	_____
Combination Sink and Tray	3	x	_____
Dental Unit	1	x	_____
Dental Lavatory	2	x	_____
Drinking Fountain - Cooler	1	x	_____
- Public	2	x	_____
Kitchen Sink - 2" Connection	3	x	_____
- : " Connection	7	x	_____
Lavatory - d" Connection	2	x	_____
- 2" Connection	4	x	_____
Laundry Tray - 2" Connection	3	x	_____
- : " Connection	7	x	_____
Shower Head (Shower Only)	4	x	_____
Service Sink - 2" Connection	3	x	_____
- : " Connection	7	x	_____
Urinal - Pedestal Flush Valve	35	x	_____
- Wall Flush Valve	12	x	_____
- Trough (2 Ft. Unit)	2	x	_____
Wash Sink (Each Set of Faucets)	4	x	_____
Water Closet - Flush Valve	35	x	_____
- Tank Type	3	x	_____
Dishwasher - 2" Connection	5	x	_____
- : " Connection	10	x	_____
Washing Machine - 2" Connection	5	x	_____
- : " Connection	12	x	_____
- 1" Connection	25	x	_____
Hose Connection (Wash Down) - 2"	6	x	_____
- : "	10	x	_____
Hose (50 Ft. Wash Down) - 2"	6	x	_____
- e"	9	x	_____
- : "	12	x	_____

Combined Fixture Value Total = _____

***** - OR - *****

PART B	(1) Domestic Demand (Verification by County Staff - See Conversion Table)	= _____ gpm
	(2) Fixed Demand (To include all demands except for domestic & irrigation)	= _____ gpm
	(3) Irrigation Demand (From Data Supplied by Site Engineer)	= _____ gpm
	(4) Total Demand	= _____ gpm
	(5) Meter Size based on Total Demand	= _____
	(Verification by Co. Staff - Use Water Meter Sizing Table)	= _____

COUNTY USE ONLY Node No. _____ Actual Meter Size _____ Virtual Meter Size _____
Sized By _____ Date _____ Sewer _____

MINOR SITE PLAN REVIEW CHECKLIST

Project Name

Site Plan Number

The following is a list of information Chesterfield County may require to be displayed on a minor site plan in order to approve it for construction. General information sheet #2 **MUST BE COMPLETE & APPEAR ON THE SITE PLAN.** (Can be "sticky-back" or retyped on plan). If you have any questions, telephone the Planning Department at (804) 748-1050.

PLANNING

Approved _____

1. Display the project name _____
2. Display a north arrow _____
3. Show location/detail of street address sign _____
4. Show a vicinity sketch _____
5. Display the following notes:
 - Parking spaces shall be delineated with 4" white lines
 - Signs over 8 sq. ft. require a sign permit
 - All utilities including electrical service must be located underground_____
6. Provide a plan sheet size no larger than 24" X 36" _____
7. Provide the names of adjacent property owners _____
8. Show distance _____ is set back from prop _____
9. Show the existing/proposed number of stories _____
10. Display length / width of driveways _____
11. Proposed use of building/site _____
12. Show location of dumpster _____
13. Provide detail of dumpster pad & enclosure _____
14. Provide pavement design detail _____
15. Show _____ ft. buffer along _____ prop line
16. List typical types of material which will be stored in outdoor storage area _____
17. Label existing improvements as existing _____
18. 18. Provide landscaping plan _____
19. Provide lighting plan/fixture type/fixture orientation / height locations _____
20. Provide bldg elevations, bldg colors, bldg materials _____
21. Provide location / screening of mechanical equipment _____
22. Indicate phasing of proposed improvements _____
23. Provide detail/location of handicapped parking spaces / signs / ramps _____

UTILITIES

Approved _____

24. Show location/size sewer/water lines _____
25. Show location/size of water meter _____
26. Complete site utilization form _____

FIRE DEPT.

Approved _____

27. Show location of existing / proposed fire hydrants _____
28. Display location of fire lanes/signs/pavement marking _____
29. Show location of fire department connection _____
30. Show/describe location of water for fire protection _____
31. Describe/locate backflow/sprinkler systems _____
32. List/provide fire flow calculations _____
32. Show location of all fences or obstacles to fire fighting _____
33. Show location of all fences or obstacles to fire fighting _____

ENVIR. ENGINEERING

Approved _____

34. Display finished floor elevation of building _____
35. Stipple all pavement _____
36. Indicate manner site complies with Chesapeake Bay Act _____
37. Show location/detail of erosion control measures / construction entrance/silt fence/inlet protection _____
38. Provide drainage area map with contours _____
39. Display/describe roof drainage system _____
40. Show top of curb elevations _____ foot intervals
41. Show 100 year floodplain elevations _____
42. Show location/deed book/page # of existing drainage easements _____
43. Show location/detail of oil-grit separator _____

TRANSPORTATION

Approved _____

44. Show existing/proposed access _____
45. Show both horizontal & vertical sign distance; profiles, and cross access easements agreements. _____
46. Show location utilities/pedestals/poles/transformer within ROW and adjacent to the site. _____
47. Provide agreement/commitment to dedicate ROW _____
48. Show existing/proposed Road improvements _____

(USE BACK FOR ADDITIONAL COMMENTS)

(To Be Applied as a “sticky back” to plans)

MINOR SITE PLAN DATA

GENERAL INFORMATION

Tax Map and GPIN Parcel #	_____
Owner's/Developer's Name	_____
Owner's/Developer's Address	_____
Owner's/Developer's Phone/Fax #	_____
Scale	_____
Date of Plan	_____
Revision # and Date	_____
Magisterial District	_____
Zoning of Property	_____
Proposed Use of Property	_____
Existing/Proposed Area of Building in gross square feet	_____
Street Address of Site	_____
Proposed Number of Parking Spaces	_____
Chesterfield Site Plan Number	_____
Parcel Creation Date:	_____

Minor Site Plan Process

The minor site plan process was developed as incentive to encourage small business development and reinvestment in commercial properties. The county hopes that by easing the time and cost of the typical **review**, process owners will be encouraged to make improvements to their properties, which will facilitate their business goals and improve the vitality of our community.

Which Projects Can Use This?

Any parcel that meets all 10 eligibility requirements **for the minor site plan review**:

1. land disturbance or building addition of 2,500 to 10,000 square feet;
2. no water/sewer mainline extensions are required
3. industrial uses have sufficient independent water supply
4. VDOT reviews can be handled by residency staff
5. not adjacent to residential occupied property, unless proper notification is provided
6. improvements do not require significant access changes, road improvements; or internal circulation changes
7. site has existing site improvements
8. site improvements require no buffer modifications
9. drainage improvements do not require dedication of easements to county
10. improvements meet Chesapeake Bay regulations; **AND**
11. Any project **approved** by site plan team.

What Does it Cost?

There is no fee for this process.

How Long Does it Take?

One hour in a Wednesday Staff/Developer meeting. If revisions are required, an additional hour on a subsequent Wednesday will be necessary.

What is Needed to Apply?

- Completed site plan application
- 8 copies of a site plan showing applicable information from the Minor Site Plan Checklist

How Does it Work?

- The initial meeting is to review the plan for eligibility and approval
 - IF complete, an approval letter is issued. Land disturbance permit, if required, can be obtained through Environmental Engineering
 - IF not complete, a checklist showing revisions needed is provided
- The follow-up meeting is to review the revised plan for completeness
 - IF complete, an approval letter is issued. Land disturbance permit, if required, can be obtained through Environmental Engineering

- IF not complete, the project is disqualified and must be brought through the site plan process and applicant must pay required fees

WHO TO CONTACT?

- Initial meeting may be arranged through the Planning Department, Administration Building, Room 203, Chesterfield, VA (804) 748-1050
- Specific departments:
 - Environmental Engineering..... 748-1035
 - Fire..... 748-1360
 - Police..... 748-1266
 - Transportation..... 748-1037
 - Utilities..... 748-1271

For additional information, see:

- *“Participating in the Site Plan Process”*
- *“Submitting Site Plans”*
- *“Obtaining Water and Sewer Plan Approval”*
- *“Obtaining Road Plan Approval”*
- *“Obtaining a Land Disturbance Permit”*
- *“Obtaining a Building Permit”*
- Chesterfield County Zoning Ordinance
- Chesterfield County Erosion Control Ordinance

If you would like copies of these brochures, or any other information, please feel free to call the Planning Department at (804) 748-1050.

SUGGESTED STANDARD FORM LETTER TO BE USED FOR MINOR SITE PLANS:

NOTE: To be able to use the Minor Site Plan process, you must notify by registered mail, return receipt requested, all property owners of adjacent property zoned R, R-TH or R-MF or that are occupied by a residence of your Minor Site Plan submittal.

PLACE THE FOLLOWING INFORMATION ON YOUR LETTERHEAD OR CLEARLY IDENTIFY WHO YOU ARE AND WHAT YOUR FIRM OR BUSINESS IS.

Dear Neighbor,

We are interested in (expanding, using or developing) the (existing business, existing house, or site) located at _____ for the purpose of _____. We have submitted a minor site plan to Chesterfield County Planning Department for review and approval. County code provides for a fifteen (15) day public comment period from the date that this certified mail is received. If you have any concerns, please contact Greg Allen with the Chesterfield County Planning Department at 748-1072 within this fifteen (15) day period. Please reference the minor site plan titled “_____.”

Optional additional language:

If you wish to contact use, we can be reached at _____.